

## MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC  
January 15, 2004

The Greenville City Council met in a regular meeting on the above date at 7:00 PM in the City Council Chambers, third floor of the Municipal Building, with Mayor Robert D. Parrott presiding. The meeting was called to order, and the following were present.

Mayor Robert D. Parrott  
Mayor Pro-Tem Ric Miller  
Council Member Mildred A. Council  
Council Member Ray Craft  
Council Member Pat Dunn  
Council Member Rose H. Glover  
Council Member Chip Little  
Marvin W. Davis, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

Mayor Parrott announced that this is a continuation of the previous Capital Improvement Program workshops.

City Manager Davis reminded the Council that he has provided a listing of projects for the next five years along with the amount of revenues. A reformatted projects listing has been provided. At the last meeting, Council asked for a list of potential bond projects. Also provided were higher dollar capital items and the different types of financing that could be considered and the revenues dedicated to each. This is an optimal time to issue debt. He reminded the Council that for every \$1 million of debt issued, \$80,000 in debt service is required. He explained the differences in General Obligation Bonds and COPS. COPS have to be building/land related. Bondwriters want a steady stream of revenues. They want three to five years of history to assure that there is a revenue stream to support the project.

(Comments made by the Council and questions asked and answered are listed in the order and place in which they occurred.)

If the City took transportation issues like Brownlea Drive and set aside a \$5 million General Obligation bond for transportation and found a payback source over time, could the City have \$5 million available as long as it pays it back?

(RESPONSE: It can be earmarked and set aside. It can be considered a capital project revolving fund.)

It would be interesting to see how the affordable housing revolving fund is operating, the balances, where it is, how much is in the checking account, etc.

(RESPONSE: Staff can get that information to the Council.)

Aren't there three housing developments out of that?

(RESPONSE: Yes and a senior citizen rehabilitation program as well.)

Weren't there a variety of issues with the last bond issue?

(RESPONSE: Yes.)

It may be a good thing to have a General Obligation Bond just for transportation. There wouldn't be a lot of opposition.

(RESPONSE: The bond attorneys are very specific and would probably group like items together. The City can get up a list and take it to the bond attorneys, who will have the final say.)

If the City is going to put something in a bond, put everything in there and don't piecemeal.

Priorities have to be established.

Even if the bond is available, the City doesn't have to take the money.

Define center city revitalization.

(RESPONSE: The center city is an area with the southern boundary of Norfolk Southern Railroad, western boundary of Cotanche Street, northern boundary of Tar River, and western boundary of Memorial Drive. The area covers 900+ acres.)

Mr. Tysinger, Public Works Director, explained that he went into the Capital Improvement Plan and pulled out individual projects and grouped them to make them easier to understand.

Mr. Tysinger stated that the work from Tenth to Fourteenth Streets has been done on Brownlea Drive.

Mr. Tysinger further stated that a Fire/Rescue Station requires twelve firefighters. When Station Five was added, the City was able to split crews, but that can't be done anymore. The training center is also included, and the figure does not include the staff needed. Staff just started the planning phase for this project. Staff is scheduled to take a trip to some training facilities across the state. This will be a single project, single bid package. Staff is concerned that the amount used is too low. Money to build it has not been established.

By 2012, the City will have a population of 100,000. All of these projects are needed, but the City won't be able to get all of them done. It is so important to go through this process and think about five years down the road. Decisions made today will determine whether the City will have infrastructure in place. The City will have to stretch itself to assure that the projects can all get started by 2010.

When will Station No. 6 go to bid?

(RESPONSE: June or August.)

Will Station No. 6 be a basic prototype?

(RESPONSE: Yes.)

Training is a critical need of a fire department.

(STAFF COMMENT: Training is an acute need and what staff currently has doesn't meet the need. The function of the Fire/Rescue Department is so diverse. For all training needs to be met, a training center is desperately needed. The Department is due for an ISO inspection. It is cheaper to build the entire center rather than do it piecemeal.)

As low as interest rates are, the City should go ahead as soon as possible with COPS and put General Obligation bonds on the ballot in November.

(STAFF COMMENT: For COPS, the City has to have a bid in hand for final approval from the Local Government Commission.)

Are we going to have renovations of the Utilities building? The City can use Certificates of Participation for the Greenville Utilities building renovations and Fire/Rescue Station #6. The architects are designing those now.

(STAFF COMMENT: Underwriting costs are less if more projects are done at one time.)

The Council needs to identify priorities and then come back and say how it will be funded. The Fire/Rescue Station has to take priority over other issues since it is a basic thing.

The Fire/Rescue Station and Administrative Facilities are a done deal. The Council needs to find out how to finance them.

Some things have already been committed to for the protection of the citizens.

How quick can we have information on the warehouse facilities?

(RESPONSE: That can be done quicker than the Fire/Rescue Station. If the Council can commit now to proceeding with the design and planning, that can be done now.)

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Little to get design proposals for design improvements on the Pepsi and Keel Warehouses at a cost of \$30,000 to \$35,000. Motion carried unanimously.

Are there any projects that are unfunded mandates, that are being mandated yet we don't have a source for it so we will know what we are dealing with?

(RESPONSE: At one time, it was estimated that 35% of the budget was for unfunded mandates. There are three particular projects in the CIP that are directly related to mandates by the State and Federal Government, such as moving the equipment under the roof. By spending money on the warehouse, some of the problems could be taken care of. It could be that some of the debt service could come from the stormwater fee.)

Can you transfer it back?

(RESPONSE: Technically one can, but it wouldn't be enough.)

Staff indicated that there are a number of significant projects that will require a significant amount of money. Needed up front is \$5.1 million. What are the fees beginning to look like?

(RESPONSE: Staff is still working the bugs out of the system itself and is going to have to look further at those revenues. The amount of \$1.5 million represents the first 2.5 years that the City

proposes to do. It would allow staff to do bigger design projects, lump several small projects together, get better pricing, be able to do them sooner, show improvements to citizens sooner, and use the fees to pay the debt service.)

What do we project as the annual revenue from the stormwater utility?

(RESPONSE: \$2.3 to \$2.5 million.)

We have a substantial amount of borrowing power with that.

(STAFF COMMENT: Not all of it could go to that. Some is operational costs.)

The City could have a General Obligation Bond with \$10 million for transportation and \$5 million for drainage.

There are other issues like in Fire/Rescue

(STAFF COMMENT: Those can be done with Certificates of Participation.)

The public has to vote on transportation and drainage. So many citizens would be in favor because they see those problems daily.

What about technology improvements? You've got to keep up with that.

(RESPONSE: The City has been looking at having a task force for upgrading the current telephone system. Staff is looking at a wireless system to enable Public Safety and Public Works to have wireless access to Police-Fire/Rescue in the field. It would tie networks in the building to those in the field, which is a very efficient way to do business. This was included in the federal initiatives and \$2.5 million has been requested to do that. There is the potential for partners in this endeavor such as Greenville Utilities, East Carolina University and Pitt County Memorial Hospital. They are looking at covering the complete City and extraterritorial jurisdiction so that regardless of where staff is, they can report back to get the information. Having partners would lower the cost. The City is looking at updating the infrastructure. The City's infrastructure is getting old. Now, a bigger pipeline and more speed is needed and there has not been the money in the past to do that (approximately \$1 million). There are other things that could be done, such as web development, GIS, etc. There is also the potential to open the wireless system to the private sector, which would help with economic development. The City really needs to upgrade networks, which will cost approximately \$3.5 million.)

Why can't we pay for technology with COPS?

(RESPONSE: It comes down to security interest with the bond counsel. Staff doesn't know if it would be in or out. Lines and wires probably wouldn't be allowed.)

Somebody will work with the City and lease purchase those items. It is time to take a look at what everybody's needs are. This is a top priority, but the City needs to partner with other groups.

The Council needs to rank the projects and see what it is going to take to pay for them and how they will be paid for.

If the City upgrades the networking situation, how long will that keep us?

(RESPONSE: It is hoped that the City could get five years out of some of them. Staff likes to keep things under warranty, because after the warranty period, the City is responsible for maintenance.)

Are there initial operating costs that goes with \$3.5 million, such as recurring maintenance and support costs? It is cheaper to have someone on staff than to have someone from another agency on call.

(RESPONSE: The efficiencies are seen in the departments, but it takes more people from the Information Technology Department for support.)

Where is the wireless that we hope to get from earmarks?

(RESPONSE: The City will receive \$200,000, which will help put computers in all cars. The City currently has cars and officers, but not computers.)

What about the \$1 million town common improvements?

(RESPONSE: That is related to bulkhead repair. That is kind of like technology in that it has been on there five or six years and taken off. It is beginning to rust and deteriorate and need replacing.)

Can we put that under the Certificates of Participation for drainage issues?

(RESPONSE: We can check with the bond attorneys.)

In order to put the town common improvements in Certificates of Participation, a design is needed. How long will that take. Could it be done quickly? Could we get some input from the CORPS of Engineers?

If the town common improvements are not put in for Certificates of Participation, they can be put under General Obligation Bonds along with stormwater and drainage problems.

(RESPONSE: It would be better to look at Certificates of Participation for the Town Common. If stormwater is stretched, they will say the City has more projects than money.)

Is that more important than other projects on there? Most projects are drainage or roads. If they can't be done now, it will cost two or three times more later.

(RESPONSE: Staff can redo the list and re-present it.)

Have funds been set aside with the Department of Transportation for Arlington Boulevard Extension?

(RESPONSE: Yes and no. It was a partnership between East Carolina University and the Department of Transportation to build that section. The Department of Transportation was using economic development funds and was unable to get a certain amount. Greenville's Board Member feels he can get support for it in the Transportation Improvement Program process. There aren't sufficient discretionary funds to pay the entire thing. It could be put back in bonds.)

Arlington Boulevard Extension is top priority for many citizens working in the Medical District. That should be a top priority with Thomas Langston being priority two. They can take Brownlea Drive off until they can go all the way.

The City needs to take more of a progressive look at roads and transportation. Marvin Blount II was talking about his region getting \$80 million per year on projects and spending \$40 million. The City needs to take a more aggressive approach to transportation and road.

If we can leverage funds, the Department of Transportation will participate like on Tenth Street, where the City formed a partnership.

Arlington Boulevard could be leveraged and the design begun. Staff needs to look at what the traffic counts are.

The Department of Transportation is in favor of helping fund projects and not paying 100%.  
(STAFF COMMENT: Arlington Boulevard is a city street, but they have said they would contribute to it. The City has an agreement on the right-of-way for Tenth Street. That section of right-of-way to go from Fourteenth to Brown Street on Brownlea Drive right now goes through the neighborhood.)

Even if you connect it, you won't move unless you get the Department of Transportation to widen Fourteenth Street.

(STAFF COMMENT: Staff could offset the intersection between Brownlea Drive and Ragsdale Road. The City could cul-de-sac Ragsdale Road and make a t-intersection so that Brownlea Drive could go all the way from Tenth Street to Greenville Boulevard.)

When you talk about General Obligation bonds, should we look at other potential ones or is this it? How much time do you have to use it?

(RESPONSE: Eight years. That is why it is usually done in two steps. Fall may be the earliest staff could go through with a General Obligation bond.)

We haven't decided what we are going to put on the November ballot for bonds. We need to, as a Council, identify a cross section of people in the community that would inform the citizens and be persuasive about what is going to happen. The last time there was a citizen committee and we had five bond issues to be voted on separately, and they all passed. It was because people had the knowledge and background of it being in the best interest of the city. If we do it in November, we have to establish a good committee to go out across the community and explain to people what the issues are.

(STAFF COMMENT: In order to meet the deadlines, the City will have to have it gelled in the next two months to meet a November schedule.)

There is a sentiment of the public that bonds are a tax or tax related. That is why it is important to say transportation, drainage, etc. Are we prohibited as a body to go out and be an advocate?

(RESPONSE: The city cannot spend any monies to advocate, only to inform. The projects have to be listed.)

We will have to wait and see what the County does with the tax rate.

(STAFF COMMENT: If the Council is interested in a bond campaign, it will have to be done before the County Commissioners get into their budget season.)

Every citizen understands transportation problems in our community. We owe it to our citizens to put it on the ballot and let them decide if that is what they want to do. If it is, we need to move forward with it.

The West Third Street reconstruction definitely needs to be in there.

(STAFF COMMENT: This covers where Third Street intersects Pitt Street to Third Street School. The part of Third Street from there to Memorial Drive may need repaving.)

From South Greenville to where it widens out is resurfacing.

(STAFF COMMENT: Rebuilding is what is included in the Capital Improvement Program.)

What is included in the Capital Improvement Program is an underestimation of what it is going to cost to do that.

(STAFF COMMENT: The amount spent on Moye/Hooker Connector was less than this amount.)

Could sidewalks be a component of transportation?

(RESPONSE: The number included is the amount that would be spent over five years and spent on one or two larger projects.)

Positive comments have been made about sidewalks.

(RESPONSE: This would give us roughly 20 miles of sidewalks. It can be done under transportation.)

We could sidewalks in the bond referendum.

Parking decks are an opportunity for public/private partnership. This is a priority. Can the Council come back with proposals?

(RESPONSE: The City has had more requests for surface parking than the City can do. Staff is looking at 175 spaces spread among five businesses.)

Parking comes first. We can't get people downtown if there is not adequate parking. Startup money is needed for that. Could you have a minimum amount of start-up money and estimate what the revenue would be for that?

(RESPONSE: There has been some research from other cities and how they approached that. It is not complete. A lot of places recognize that the deck is not going to pay for itself upfront. The number of spaces range from 325-350 to 450 range. You will get economies of scale when a larger deck is built. Staff has looked at prices, which range from \$12,000 to \$14,000 per space. Wilmington has the bottom floor space so it can be used on a commercial basis. There are some places that don't charge at all for decks. The City would probably use a rough rule of thumb that would change, between 25 and 35 percent debt cost would be paid for on fee basis depending on how it is set up. It's a leading factor. It is not going to be used 100% in the beginning.)

If we can partner and get commitments, we will entice development and get revenues up.

If you didn't put parking on the first floor and opened it up, private industry may want to be there. That may be another potential way to move that project along.

There are firms that specialize in design that will also build and operate parking decks.

Is there a way of projecting potential tax base from Center City improvements?

(RESPONSE: Yes.)

Is that information we could get? Do we have it?

(RESPONSE: Mayor Parrott will get that to the Council. It will make a significant difference. The income derived from that project would pay for the parking deck.)

What can we project?

(RESPONSE FROM MAYOR: The parking deck has to come first.)

When we talk about money being put into the Center City, we have a Redevelopment Commission that will have the plans. It will then be up the Council to figure out how much and what the City will do?

(RESPONSE: The timing sequence is not perfect. The plan is supposed to be ready around July. If there is a bond referendum in November, it could move in a sequence if the Council wants to move in that sequence.)

It needs to be addressed. Some of the projects are in the preliminary stages. A lot of people don't want their names mentioned. You don't want to say or do the wrong thing and mess a deal up.

Mr. Willie Nelms of Sheppard Memorial Library stated that there are two projects included in the Capital Improvement Program for the library—Carver Expansion Project in 2007, which doubles the size of the library. The last major expansion or improvement was done in 1990. There are ongoing needs to upgrade the facility. Rehabilitation of the 45-block area it seems like a great opportunity to improve that facility and tie in to the city's plans to expand the library to meet the needs of the community. There is a \$65,000 grant from State for the original expansion. The figure seen is for furnishings as well. The library is getting money for technology, etc.

It seems that the Carver Library renovations need to be moved to 2004.

(RESPONSE: That is the timeframe it was requested in; however, it could be moved up.)

How can we have the Carver Library renovations financed with Certificates of Participation?

(RESPONSE: The design and bid have to be in hand before the Local Government Commission will approve Certificates of Participation. It will take at least nine months on this project to get that far, which would be September/October. The costs to get to that would be approximately \$80,000 to \$100,000.)

Could we go ahead and initiate the requests for proposals, pick the designer, and release them now to do the development. By the time that is done, it will be June/July and bids can be done in September?



Motion was made by Council Member Glover and seconded by Mayor Pro-Tem Miller to move the Carver Library up to 2004 and go ahead with preliminary plans. Motion carried unanimously.

The police substation really needs to be left in the community. If the City is going to start with revitalization and putting money into the library, it needs to decide what to do with the substation. It is important for it to stay there for the community. As the City grows, it needs to have stable substations in the communities.

(RESPONSE: The Council, at a previous meeting, asked the City Manager to ask the School Board if they had an interest. A letter has been written to them and a response has not been received. The recipients indicated that they were looking at the letter. Substations have to be constructed and they have operational costs, such as electricity and staff. Police substations are a large ticket item.)

When the City applied for accreditation, it said that it had a police substation. It needs to stop putting out perceptions and doing what is right. The building is functional and there is nothing the City has to do to the building. Police officers don't have to stay there all the time; they can go in and make reports and do paperwork. Even an occasional presence of a police officer and knowing they will be coming in and out does help communities. When the substation was first put there and police officers were there, crime dropped. People felt comfortable coming out of their homes and knowing police officers would be going in and out of the building all day. It is a crime spot and will get worse if the City doesn't do something about it.

(RESPONSE: Let the Chief of Police look at it and the City will take a look at the cost of the building as well. No one has made the City an offer. The valuation of the building needs to be looked at.)

These are micromanaging issues. There is a professional staff that knows how to operate the Police Department and determine where it needs to be.

This isn't micromanaging. It is the sworn duty of the Council to ensure that the citizens are safe. The Council is responsible for discussing how it can be done and bringing up ideas. The Council is responsible for the public safety of the citizens.

The Council shouldn't commit to issues until they are looked at as a whole and the Council comes back and puts on a column how much each will cost on an annual basis for each of the next 20 years.

Could we have a comment on the Southeast Branch Library.

(RESPONSE: When looking at developing a library system, you need a strong central library. Sheppard Memorial Library is located almost in the center of the City and County. Sheppard Memorial and the East Branch Libraries have been expanded and now the Council is considering expanding Carver Library. The Winterville Library will cover the southern part of Greenville and Winterville. The Bethel Library covers the northern part of Greenville, where there is less population. In looking at areas in the future, a library needs to be in a location that is visible and along lines of transportation and work. Around NC 33 is a logical area for about five years from now, near Portertown Road.)

Isn't most of that area County? What would the role of the County be?

(RESPONSE: The County has not funded bricks and mortar. In looking at possible annexations, this is an area that the City may grow and expand.)

Would it go as far as Simpson?

(RESPONSE: There are possibilities there. The proposed branch is farther down the road. There are possibilities as it grows. There are ways it can be done with rental porters, etc.)

Who paid for the Winterville branch?

(RESPONSE: The Town of Winterville. There was also a grant from the Department of Agriculture.)

Would Simpson qualify for this grant?

(RESPONSE: It was based on population in the 2000 census. The Town of Winterville pays for theirs with the exception of \$2000 that comes from the County. Simpson is further out and that is a distinct possibility.)

It is hard to justify that to the taxpayers of Greenville. Sewer stops at Portertown Road so the potential for growth is not good there. That library is more likely to be constructed in 2011 instead of 2007.

(RESPONSE: The County participated \$100,000 for furnishings and fixtures for the expansion of Sheppard Memorial Library. Jaycee Park is the second busiest branch.)

Upon being asked to describe the recreation and parks projects in the Capital Improvement Program, Mr. Boyd Lee, Director of Recreation and Parks briefly reviewed them. One of the projects listed for 2004 is Park Development Projects, such as Red Oak Subdivision, which was the main topic at the last Recreation and Parks Commission meeting. Residents of Red Oak want to know when they will get a park. That is the most requested area for a park. About \$200,000 is included in the Capital Improvement Program for development of that park. Also, Bill Clark donated approximately five acres for a park there about eight years ago. When the flood hit in 1999, the land was needed for housing for flood victims. If the City gets the five acres back, it can develop the park. If it is used for housing, the City will have to buy the land.

City Manager Davis stated that there was a grant application request for infrastructure for water/sewer/drainage on the property, and the City Council did not approve it.

Mr. Lee stated that a master plan was done a few years ago that divided the City into quadrants. The City would look for at least 25 acres to give larger areas for parks. Even though they are farther away from people, they are easier to maintain.

I thought the master plan indicated that the City should go with smaller community parks.

(RESPONSE: There should be both. This would be a community park that people can walk to.)

Some of the regional parks benefit residents outside the City of Greenville. Can we talk with the County about a County park system. Small community parks are more valuable. We need to combine with the County to get more efficiencies, such as Inspections. As we look long term,

community parks might be better. If there is not going to be any participation from the County, City parks should be strictly for City residents.

There is also a need for big parks.

(RESPONSE: For an ideal system, there will be large and small parks. The City needs to have more small parks than it has now. Because of the cost of maintenance, a previous City Council asked staff to go with bigger parks, which are more cost effective.)

There is a need for the one to five acre neighborhood park.

The residents of Greenfield Terrace are very concerned that the city has not followed through with the additional land for the park. That is north of the river and has not been addressed as promised.

Neighborhoods need parks.

Red Oak has highways around it and the kids have nowhere to go. There is definitely a need for a park there.

The land that was originally designated for a park and then got redirected after the flood needs to be redesignated to the park system.

(RESPONSE: It can be in the park system as it is in the City's name. The things that need to follow that is appropriation of funds to develop it for recreational use. The budget has always been so tight and Recreation and Parks has taken the brunt of that because it is viewed as less necessary than public safety.)

That is offering good quality of life. Public safety is something we have to provide. We want to, but we don't have to, provide recreation.

Quality of life includes neighborhoods that are attractive to people in a positive way.

City Council needs to establish its priorities where parks are concerned.

The Council is looking at that. Neighborhood parks are the best thing because in the smaller neighborhood parks the parents are with the children. In the Higgs neighborhood, the City has a big fenced park with only two pieces of equipment.

The neighborhoods need to buy into the parks. There could also be an Adopt-A-Park program.

What would it cost for a plan?

(RESPONSE: The funds are already there in the amount of \$200,000 for development.)

Staff was asked to provide information on the maintenance of a small park, including figures.

Greenfield Terrace is included in park development. Harvey Lewis is to donate five additional acres to the park. Those acres are adjacent to the park. The park there is highly used.

It is needed this fiscal year.

Mr. Lee stated that as far as Meadowbrook, the Council was presented with information the other night. When direction is received from the Council, staff can move. There are various plans that can be presented.

You can make presentations to us on what Parks and Recreation thinks we can do.

Can you break down the projects on the list and give us an indication of what each will cost?  
(RESPONSE: Yes.)

Mr. Lee stated that permission has been requested to apply for a grant for parking for Guy Smith Stadium and use Certificates of Participation for the match. The only other one is scheduled for 2007 and that is for a second gymnasium and parking for H. Boyd Lee Park.

What about the South Park Greenway?

(RESPONSE: Funds have been in there a couple of years. It will go from the Town Common to the old landfill and tie back into Green Mill Run at East Fifth Street. That is the estimate. Grant funds have been requested and staff has talked to the Clean Water Trust Fund. The State has done a feasibility study about their version of what it will cost. Our Department of Transportation board member is seeking funds to do some greenway projects in Greenville. This is one that staff will talk with him about. Those funds will have to be used in two years, and this project will not be ready by then.)

How many County residents use City recreation programs?

(RESPONSE: Statistics are maintained and can be provided to City Council.)

The County helps us in many ways.

City Manager Davis summarized the next steps. He stated that the Council had requested two pieces of information—survey of parking decks that they are getting from other places and recreation information about programs and City/County residents. Staff will take this list and put it on a priority and timing basis. Council will be provided with a draft with subdetail underneath each item. Next Thursday the Ferguson Group will staff the meeting. Then Council will discuss the revised priority list and massage it.

#### RECOGNITION OF ROSE HIGH SCHOOL FOOTBALL TEAM

Mayor Parrott presented individual certificates and made congratulatory comments to the Rose High School football team and coaches for winning the State 4-A High School Championship.

ADJOURN

Motion was made by Council Member Dunn and seconded by Mayor Pro-Tem Miller to adjourn the meeting at 7:35 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC  
City Clerk